



Interior Design Features and Specifications

- o Open Floor Plan Concept with Extended Sight Line Throughout
- o Ten Foot First Floor and Nine Foot Second Floor Ceilings
- o Tray Ceiling in Owner's Suite (Per Plan)
- o 42" Direct Vent Fireplace with Gas Starter
- o Elegant Oil Rubbed Bronze Lever Interior Door Handles
- o Elegant Oil Rubbed Bronze Entrance Door Hardware
- o Deadbolts on all Exterior Doors
- o Low V.O.C. Paint

GOURMET KITCHEN

- o Custom Designer Kitchen Cabinets
- o Impressive Custom Island with Breakfast Bar
- o Butler's Pantry with Glass Doors / per plan
- o Soft-Close Doors and Drawers
- o Granite Countertops (Level-3)
- o Stainless Steel Undermount Kitchen Sink
- o Stainless Steel "Pull Out" Kitchen Faucet
- o Walk-in Pantry / per plan
- o Designer Tile Backsplash
- o Kitchen Aid Stainless Steel 36" Gas Cook Top
- o Kitchen Aid Stainless Steel 30" Double Oven
- o Kitchen Aid Stainless Steel Fully Integrated Dishwasher
- o Kitchen Aid Stainless Steel Built-in Microwave

OWNER'S BATH SUITE

- o Custom Cabinets
- o Granite Countertops (Level-3)
- o Dual Undermount Square Sinks
- o Delta 8" Spread Cassidy Oil Rubbed Bronze Faucet
- o Designer Framed Mirror
- o 6' Jetted Tub
- o Oversize Separate Shower with Frameless Glass Enclosure
- o Designer Wall and Floor Tiles
- o Comfort Height Elongated Toilet

POWDER BATH

- o Custom Cabinet with Furniture style Feet per plan
- o Granite Countertop
- o Undermount Square Sink
- o Delta 8" Spread Cassidy Oil Rubbed Bronze Faucet
- o Designer Framed Mirror
- o Comfort Height Elongated Toilet

FLOORING

- o 3 1/4 " Wide Hardwood Floors Throughout First Floor and Up Hall
- o Low V.O.C. Upgraded Carpeting w/Re-bond Pad (\$16/Yd. Allowance)
- o Designer Tile Floors in Owner's Bath and all Secondary Baths
- o Designer Tile Floors in Laundry Room

TRIM DETAILS

- o Custom Trim Package
- o Built-In Base Cabinets at Fireplace in Family Room / per plan
- o Mud Room Bench with Cubbies / per plan
- o Custom Shelving in Owner's Closet (\$2,000 Allowance)
- o Coffered Ceiling in Family Room / per plan
- o Wainscoting in Dining Room
- o Full Oak Stair Treads with Iron Balusters

Exterior Design Features and Specifications

- o Custom Designed Elegant Front Elevation w/ Covered Entry / per plan
- o Brick on Front, Sides and Rear / per plan
- o Cement Fiber Siding, Shake and Stone Accents / per plan
- o Brick Front Stoop and Steps (Per Plan and Elevation)
- o Architectural Fiberglass Roof Shingles w/30 Yr. Manf. Warranty
- o Premium Solid Wood Front Door with Glass
- o Carriage Style Steel Insulated Garage Door with Opener
- o Professionally Landscaped and Sodded Yards (\$6,000 Allowance)
- o Irrigation System on Front, Sides, and Rear
- o Seal All Windows and Exterior Doors with Spray Foam
- o Seal Bottom Plate of Exterior Walls
- o Seal All Exterior Sheathing Penetrations
- o Rear Covered Porch / per plan

Energy Efficient and Safety Features

ELECTRICAL

- o Personalized Lighting Fixture Package (\$4,000 Allowance)
- o Recessed Lighting in Kitchen and Halls
- o Pre-Wire for Under Cabinet Lights in Kitchen
- o Family Room & All Bedrooms Pre-wired for Overhead Lights and Fans
- o Ceiling Fans installed in Family Room, Master, & Screen Porch / Plan
- o Cable Outlets in All Bedrooms, Family Room, Kitchen & Covered Deck
- o Phone Line (CAT-5) in Master, Family Room, Kitchen and Office / Plan
- o Decora "Rocker" Wall Switches
- o 220V Electric Outlet for Dryer in Laundry Room
- o Security System on Basement & 1st floor windows / doors
- o Smoke Detector Wired on Each Floor & All Bedrooms
- o Carbon Monoxide Detector on each floor

PLUMBING

- o 50-Gallon Gas Water Heater
- o Circulating Pump with Timer for Quick Hot Water
- o Elongated Toilets in Secondary Baths
- o Seal All Plumbing, Electrical, and HVAC Penetrations
- o Three Exterior Hose Bibs

HEATING AND COOLING

- o Dual High-Efficiency 92% Gas Furnace
- o Dual High-Efficiency 14 SEER Air Conditioning Compressor
- o Electronic HVAC Fresh Air Damper
- o Two Programmable Thermostats for Climate Control
- o R-38 Blown Insulation in Attic, R-19 in vaulted ceilings, R-19 in Basement & R-13 in Exterior Walls (1st & 2nd Floors)
- o Sill Sealer-Foundation Wall to reduce Air Infiltration
- o Energy Star Qualified Wood, Low-E Insulated Glass Tilt-Sash Windows
- o House Wrap for Moisture Barrier
- o Mastic All HVAC Fittings, Boots, and Connections
- o Seal HVAC Boots to Floor of Drywall
- o Seal Bath Fan Housing to Drywall
- o 2x6 Attic Knee Wall - R-19 Insulation and Sheathing

Customer Service Commitment

One Year Builder Warranty on Materials & Workmanship

Built-In Pest Control System w/ Renewable Warranty

Pre-Construction consultation with Builder

Pre-Sheetrock Consultation with Builder for Option Verification

Professional Interior Design Consultation

Certified Professional Homebuilder

All information deemed accurate, but is not guaranteed. Information is subject to change.